171.0	0003	0012.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 809,300 / 809,300
					USE VALUE: 809,300 / 809,300
					ASSESSED: 809,300 / 809,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONTI RICHARD G/TRUSTEE
Owner 2:	CONTI FAMILY IRREVOCABLE TRUST
Owner 3:	
Street 1:	16 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONTI RICHARD G -
Owner 2:	-
Street 1:	16 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 1686 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	279,100		530,200	809,300
Total Card	0.258	279,100		530,200	809,300
Total Parcel	0.258	279,100		530,200	809,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.04 | /Parcel: 480.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	113460
GIS Ref	
GIS Ref	
Insp Date	06/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,100	0	11,250.	530,300	809,400	809,400	Year End Roll	12/18/2019
2019	101	FV	221,400	0	11,250.	530,300	751,700	751,700	Year End Roll	1/3/2019
2018	101	FV	229,200	0	11,250.	469,700	698,900	698,900	Year End Roll	12/20/2017
2017	101	FV	229,200	0	11,250.	393,900	623,100	623,100	Year End Roll	1/3/2017
2016	101	FV	229,200	0	11,250.	393,900	623,100	623,100	Year End	1/4/2016
2015	101	FV	217,100	0	11,250.	340,900	558,000	558,000	Year End Roll	12/11/2014
2014	101	FV	217,100	0	11,250.	329,500	546,600	546,600	Year End Roll	12/16/2013
2013	101	FV	217,100	0	11,250.	313,600	530,700	530,700		12/13/2012

!13259!

PRINT

Date	Time
12/11/20	03:14:44

LAST REV

Date	Time
07/05/18	13:51:04
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13259

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONTI RICHARD G	63052-436		12/12/2013	Convenience	1	No	No		
CONTI RICHARD	28697-480		6/12/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	113460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	203	Insulate	6,598					
6/9/1998	371	Alterati	2,000					REPLACE SILLS
2/9/1998	73	Add Bath	17,500					ADD 1ST FL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Meas/Inspect	BS	Barbara S
10/28/2008	Meas/Inspect	345	PATRIOT
12/16/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA:	0.25826	Total SF/SM:	11250	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	530,247	Spl Credit		Total:	530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27281272
Const Adj.:	1.01080966
Adj $ / SQ:	160.821
Other Features:	91800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404517
Depreciation:	125400
Depreciated Total:	279117

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

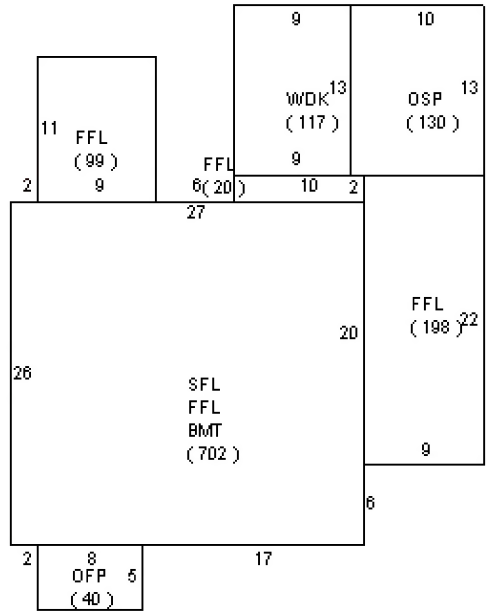
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,019	160.820	163,877
BMT	Basement	702	48.250	33,869
SFL	Second Floor	667	160.820	107,252
OSP	Screen Porch	130	32.460	4,220
WDK	Deck	117	14.700	1,720
OFP	Open Porch	40	44.480	1,779

Net Sketched Area:	2,675			Total:	312,717
Size Ad	1685.8999	Gross Are	2710	FinArea	1686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.82
Special Features:	0	Val/Su Net:	104.34
Final Total:	279100	Val/Su SzAd	165.55

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X16	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	